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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, MAY 17, 2006

The Commission meeting was called to order at 7:05 p.m., with Chair King presiding.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioners Balde, Gormley, Kurrasch, and Chair King.

Absent: Commissioners Tremain and Trujillo.

2. CONSENT CALENDAR

Commissioner Kurrasch moved to adopt the Consent Calendar items with the exception of item 2-E which was pulled for discussion. Commissioner Gormley seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

- *2-A. Minutes of the Housing Commission Regular Meeting held April 19, 2006. Minutes accepted.
- *2-B. Budget Variance Report. This report was accepted.
- *2-C. Payment Standards. Adopted the new Payment Standards for all unit sizes.
- *2-D. Quarterly Investment Report. This report accepted on the Housing Authority's investment portfolio as of March 31, 2006.
- 2-E. Changes to Administrative Plan and Admission and Continued Occupancy Policy to Add and Clarify Local Preferences and Change the Ranking Method for the Waiting List. Executive Director Pucci explained this change is to simplify the ranking of preferences on the waiting list. If a Project Based Voucher program is established and units were converted, those tenants would get priority and go to the top of the list. Terminated Section 8 Participants, because of funding shortages, would go to the top of the list once funding restored. Special Provisions Preference was previously adopted. This is for applicants who are overhoused or underhoused and can be moved to the top of the list. The Residency Preference is also being clarified. Mr. Pucci distributed a new glossary with bolded additional changed language. Mr. Pucci discussed changes in detail regarding volunteer work, temporary agency work, gainful employment and length of residency.

Commissioner Kurrasch concurred that the proposed language mirrors the school district's language on residency.

Chair King asked for clarification on volunteer work. Mr. Pucci said volunteer work would not qualify as residency. Chair King asked how other housing authorities handle this. Mr. Pucci explained other housing authorities have residency preferences; he's not sure how they are implemented.

Speaker Torrey asked for clarification on time limits for residency and employment preferences. Mr. Pucci said the Housing Authority cannot require applicants to live in Alameda for a certain amount of time to qualify for preferences. Applicants may

qualify, even if they only lived a short time in Alameda, at the time they applied. This also applies to the residency preference when based on employment.

Commissioner Kurrasch moved that the Housing Commission adopt the revisions to the Administrative Plan and to the Admission and Continued Occupancy Policy to add preferences and change the ranking method. Commissioner Balde seconded. Motion carried unanimously.

3. AGENDA

- 3-A. Quarterly Police Activities Report. Executive Director Pucci apologized for our police officers not attending. The report has been consistent over the past three quarters. Crime has been reported down throughout the City. Our arrests are down but the crime reports remain about the same.

Commissioner Kurrasch commented that he was glad to see the explanation for crimes committed near our complexes.

Mr. Torrey described recent incidents at Esperanza. He reported these to Officer Thurman. Mr. Pucci also described armed robberies near Esperanza. The police suspect they may have been committed by someone from the Collaborative.

Chair King questioned the increase in crime at Parrot Village, which exceeds Esperanza. Commissioner Kurrasch explained these are reports of all types. Chair King asked if the police patrol Parrot Village. Mr. Pucci said yes. Mr. Pucci said Commissioners are welcome to go on a "ride along". Commissioners Gormley and King expressed interest. Staff will provide more information to the Commissioners.

This report is provided for information only.

- 3-B. Update on the Strategic Plan. Mr. Pucci explained this item was brought back to the Commission and now includes updates. The updated response of the implementation and achievement of goals are in light print. Mr. Pucci explained some of the results. Commissioner Kurrasch asked if improvements could be made, Mr. Pucci said yes.

Chair King asked if Alameda Access on the City's web-site could help with the Strategic Plan. Mr. Pucci stated the Housing Authority is included in Alameda Access. Usually questions and concerns can be handled immediately internally. The Alameda Access link is also on the Housing Authority web-site to email questions or concerns 24 hours a day. A few inquiries have been emailed this way.

Chair King asked about the refinancing of Independence Plaza by June 2010. Mr. Pucci stated that in order to avoid a prepayment penalty; refinancing of Independence Plaza would be after 2008. This would be contingent upon a better interest rate or if money was needed to make improvements. Additionally, FHA regulations apply to the current mortgage, refinancing would eliminate these regulations.

The Housing Commission reviewed the Mission Statement, Vision Statement, and Goals and Objectives and provided direction to staff.

- 3-C. Discussion on Disposal of the Seven Condominium Units for Seniors. Mr. Pucci said this corresponds to one of our goals. The staff report states that as a unit becomes vacant, and in order to provide more affordable housing, funds need to be generated by selling condominium units. The proceeds would be used to leverage more money for other projects. The Board of Commissioners agreed, but stated if a unit is taken away a new one needs to replace it. The Board didn't want the replacement from existing Housing Authority inventory, in which the HOME affordable restriction could be applied. The Board directed the Housing Authority not to sell the condominiums until a new program, project, or complex is in place to replace them. Currently the Housing Authority is considering the Alameda Hotel and Islander Hotel as possible

replacement projects. The Housing Authority is not done on a purchase price or agreement, therefore, will not proceed on the sale at this time.

Commissioner Gormley asked about the market for selling the condominiums. Mr. Pucci said fair market value is \$375,000 for each condo. The condo is in a good location, in a good complex. If it's priced right it would sell.

Commissioner Kurrasch commented about the Home Owner Association fees and other costs.

Chair King expressed her concern that money is being lost on the vacant unit. Mr. Pucci said that six of the seven units are occupied; we may be losing \$500-600 per month on rent. This will not be a hard unit to rent and, if it doesn't get sold, it will be rented.

Commissioner Balde asked how long before a decision is made to sell or rent. Mr. Pucci said three to four months and then we have three years to decide how the funds are used if the unit is sold.

No action required, for information and discussion purposes only.

- 3-D. Appointing Nominating Committee for Housing Commission Officers. Commissioner Kurrasch and Balde volunteered to sit on the ad-hoc committee to nominate a Chair and Vice-Chair for the annual term starting July 2006.

4. ORAL COMMUNICATIONS

Mr. Torrey described his attendance at the PSWRC/NAHRO conference, describing workshops he attended. He said he would prepare a written report to share with the Housing Commission.

Mr. Torrey asked when Esperanza will be painted. Mr. Pucci described the financial situation.

5. COMMISSIONER COMMUNICATIONS

Commissioner Gormley said the Alameda Sun has the wrong start time for the Housing Commission. Staff will have this corrected.

Commissioner Kurrasch said he visited public housing on St. Thomas and Puerto Rico and it made him appreciate how well our Housing Authority is doing.

Chair King asked about items in back of the room. Commissioner Gormley described an upcoming rummage sale.

Mr. Pucci mentioned that Anne B. Diamant tenants are going to form a resident council.

Mr. Torrey described a special joint meeting that he attended and upcoming ethics training that will be given.

Commissioner Gormley mentioned the Bayport open house on June 29th.

6. ADJOURNMENT

There being no further discussion, Chair King adjourned the meeting at 7:51 p.m.

Garnetta King, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary